

D&L Design Group, inc.

**Notice of Intent  
for**

**56 Park Hill Avenue  
Worcester, Massachusetts**

**Prepared For:  
Joseph Marinella**

**Prepared By:  
D&L Design Group Inc.  
115 Water Street  
Milford, Massachusetts**

**November 4, 2024**

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**Deed Reference – 462 Blackstone Street, Uxbridge Ma**

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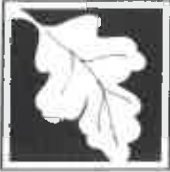
**U.S.G.S. Locus Map**

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**Notice of Intent - WPA Form 3A**



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Worcester

City/Town

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

56 Park Hill Avenue

a. Street Address

Worcester

b. City/Town

c. Zip Code

Latitude and Longitude:

45

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

15-2

g. Parcel /Lot Number

2. Applicant:

Joseph

a. First Name

Marinella

b. Last Name

c. Organization

10 Blue Jay Street

d. Street Address

Franklin

e. City/Town

Ma

f. State

01727

g. Zip Code

h. Phone Number

i. Fax Number

jojo.marinella09@gmail.com

j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

Carol Ann

a. First Name

Kusy

b. Last Name

c. Organization

400Greenwood Street

d. Street Address

Millbury

e. City/Town

Ma

f. State

01727

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Peter

a. First Name

Lavoie

b. Last Name

D&L Design Group Inc.

c. Company

115 Water Street

d. Street Address

Millford

e. City/Town

MA

f. State

01757

g. Zip Code

508-408-2577

h. Phone Number

i. Fax Number

plavoie@dandldesigngroup.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

500.00

a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
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**A. General Information (continued)**

6. General Project Description:

Construction of single family house and deck, construction of a driveway, and the installation of a water service and septic system to service the new house. This project will also consist of installation of all utilities servicing for new structure. The project will also consist of associated grading occurring within the 100' buffer to a vegetated wetland.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester County

a. County

68258

c. Book

b. Certificate # (if registered land)

154

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Worcester  
City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (If any)</u> |
|--|------------------------------------|--------------------------------------|
| a. <input type="checkbox"/> Bank                                 | 1. linear feet _____               | 2. linear feet _____                 |
| b. <input type="checkbox"/> Bordering Vegetated Wetland          | 1. square feet _____               | 2. square feet _____                 |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | 1. square feet _____               | 2. square feet _____                 |
|  | 3. cubic yards dredged _____       |                                      |

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>                                   | <u>Proposed Replacement (If any)</u> |
|--|--|--------------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet _____   | 2. square feet _____                 |
|  | 3. cubic feet of flood storage lost _____                            | 4. cubic feet replaced _____         |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet _____   |                                      |
|  | 2. cubic feet of flood storage lost _____                            | 3. cubic feet replaced _____         |
| f. <input type="checkbox"/> Riverfront Area                    | 1. Name of Waterway (if available) - specify coastal or inland _____ |                                      |

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_      b. square feet within 100 ft. \_\_\_\_\_      c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



**Massachusetts Department of Environmental Protection  
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Document Transaction Number \_\_\_\_\_

Worcester \_\_\_\_\_

City/Town \_\_\_\_\_

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

| <u>Resource Area</u>  | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (If any)</u>         |
|---|---|--|
| a. <input type="checkbox"/> Designated Port Areas                 | Indicate size under Land Under the Ocean, below   |  |
| b. <input type="checkbox"/> Land Under the Ocean                  | 1. square feet _____  |  |
|   | 2. cubic yards dredged _____  |  |
| c. <input type="checkbox"/> Barrier Beach                         | Indicate size under Coastal Beaches and/or Coastal Dunes below  |  |
| d. <input type="checkbox"/> Coastal Beaches                       | 1. square feet _____  | 2. cubic yards beach nourishment _____       |
| e. <input type="checkbox"/> Coastal Dunes                         | 1. square feet _____  | 2. cubic yards dune nourishment _____        |
|   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (If any)</u>         |
| f. <input type="checkbox"/> Coastal Banks                         | 1. linear feet _____  |  |
| g. <input type="checkbox"/> Rocky Intertidal Shores               | 1. square feet _____  |  |
| h. <input type="checkbox"/> Salt Marshes                          | 1. square feet _____  | 2. sq ft restoration, rehab., creation _____ |
| i. <input type="checkbox"/> Land Under Salt Ponds                 | 1. square feet _____  |  |
|   | 2. cubic yards dredged _____  |  |
| j. <input type="checkbox"/> Land Containing Shellfish             | 1. square feet _____  |  |
| k. <input type="checkbox"/> Fish Runs                             | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above |  |
|   | 1. cubic yards dredged _____  |  |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | 1. square feet _____  |  |

4.  Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

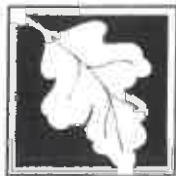
a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5.  Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



Massachusetts Department of Environmental Protection  
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## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

online 2024

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

- (a)  Project description (Including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3.  Separate MESA review completed.  
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Worcester

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Worcester  
City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan for 56 Park Hill Avenue in Worcester Ma

a. Plan Title

D&L Design Group Inc.

Michael Dean

b. Prepared By

c. Signed and Stamped by

10/16/24

As shown

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number 109

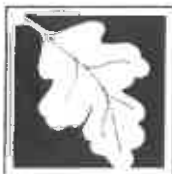
3. Check date 10/31/24

4. State Check Number 108

5. Check date 10/31/24

6. Payor name on check: First Name Joseph Marinella

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Mendon

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

|  |  |
|--|--|
| <p>1. Signature of Applicant </p> <hr/> <p>3. Signature of Property Owner (if different) </p> <hr/> <p>5. Signature of Representative (if any)</p> <hr/> | <p>2. Date <u>10-30-2024</u></p> <hr/> <p>4. Date</p> <hr/> <p>6. Date</p> <hr/> |
|--|--|

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

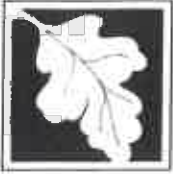
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

## **Wetland Fee Transmittal**



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

**1. Location of Project:**

56 Park Hill Avenue

a. Street Address

108 109

c. Check number

Worcester

b. City/Town

237.50, 262.50

d. Fee amount

**2. Applicant Mailing Address:**

Joseph

a. First Name

Marinella

b. Last Name

c. Organization

10 Blue Jay Street

d. Mailing Address

Franklin

e. City/Town

MA

f. State

g. Zip Code

h. Phone Number

i. Fax Number

jojo.marinella09@gmail.com

j. Email Address

**3. Property Owner (if different):**

Carol Ann`

a. First Name

Kusy

b. Last Name

c. Organization

400 Greenwood Street

d. Mailing Address

Millbury

e. City/Town

Ma

f. State

01727

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. *Please see instructions before filling out worksheet.*

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: if any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees (continued)**

| Step 1/Type of Activity                  | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|--|-----------------------------|--------------------------------|------------------------------|
| Cat. 2A -Single Family House - Site Work | 1                           | 500.00                         | 500.00                       |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |
|  |                             |                                |                              |

**Step 5/Total Project Fee:** 500.00

**Step 6/Fee Payments:**

|                                |                               |
|--------------------------------|-------------------------------|
| Total Project Fee:             | 500.00                        |
| State share of filing Fee:     | 237.50                        |
| City/Town share of filing Fee: | 262.50                        |
|                                | a. Total Fee from Step 5      |
|                                | b. 1/2 Total Fee less \$12.50 |
|                                | c. 1/2 Total Fee plus \$12.50 |

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Certified Abutters List**  
**For**  
**Map 45, Lot 15-2**



## **Project Narrative & Construction Sequence**

J-119  
**Project Narrative**  
**for**  
**56 Park Hill Avenue, Worcester Ma**

The project consists of existing parcel that is approximately 41,673 s.f. in size and is located on 56 Park Hill Avenue in the City of Worcester. There is bordering vegetated wetland located on the lot in the of this parcel. The existing lot slope down toward the west property line and the existing wetlands. The lot is currently vacant.

The project will consist of the construction of a single family house, installation of new well, septic system and other utilities to service the new home. The project will also consist of constructing a proposed driveway and associated grading for the home will also occur within the 100' Buffer Zone to the wetland. Installation of a small recharge area for the roof of the proposed addition will be installed. No wetlands will be filled for this project.

Construction Sequence will consist of the following:

1. Limit of work and erosion control will be staked out by a Professional Land Surveyor per the approved site plans.
2. Erosion Controls will be installed along the wetland's areas.
3. The lot will be cleared up to the erosion control and limit of clearing marks.
4. The proposed house, septic and well to be staked.
5. Proposed well to be installed.
6. Foundation to be installed and located by surveyor.
7. Proposed septic to be installed.
8. Recharge Area to be installed.
9. Site to be brought down to the desired elevations per Grading Plan.
10. Site will be hydroseeded and stabilized.
11. Once Site is completed Professional Land Surveyor to perform as-built of site and submit to the Northbridge Conservation Commission.

## **Deed Reference**



2022 00104726

Bk: 68258 Pg: 154

Page: 1 of 4 09/29/2022 02:22 PM WD

# Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

CAROL ANN Kusy, Grantee(s)  
400 Greenwood Street  
MILLBURY, MASSACHUSETTS 01527

Consideration: \$ \_\_\_\_\_

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ certifies herein that he or she has prepared this Deed.

Signature of Preparer \_\_\_\_\_

Date of Preparation \_\_\_\_\_

Printed Name of Preparer \_\_\_\_\_

THIS QUITCLAIM DEED, executed on September 8 2022 In the County of

Lee, State of FLORIDA

by Grantor(s) Paul John Carlson  
whose post office address is 3682 Liberty Sq Fort Myers, FL 33908

to Grantee(s) CAROL ANN Kusy  
whose post office address is 400 Greenwood St. Millbury Massachusetts 01527

WITNESSETH, that the said Grantor(s) Paul John Carlson  
for good consideration and for the sum of One Dollar

(\$ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

56 Park Hill Rd Worcester MA

**NOTARY ACKNOWLEDGMENT**

State of Florida

County of Lee

On September 8 2022, before me, Vanessa Gilbert, a notary public in and for said state, personally appeared, Paul John Carlson, Carol Ann Kusy

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]  
Signature of Notary



Affiant Known \_\_\_\_\_ Produced ID X

Type of ID Drivers License

(Seal)

## **Appendices:**

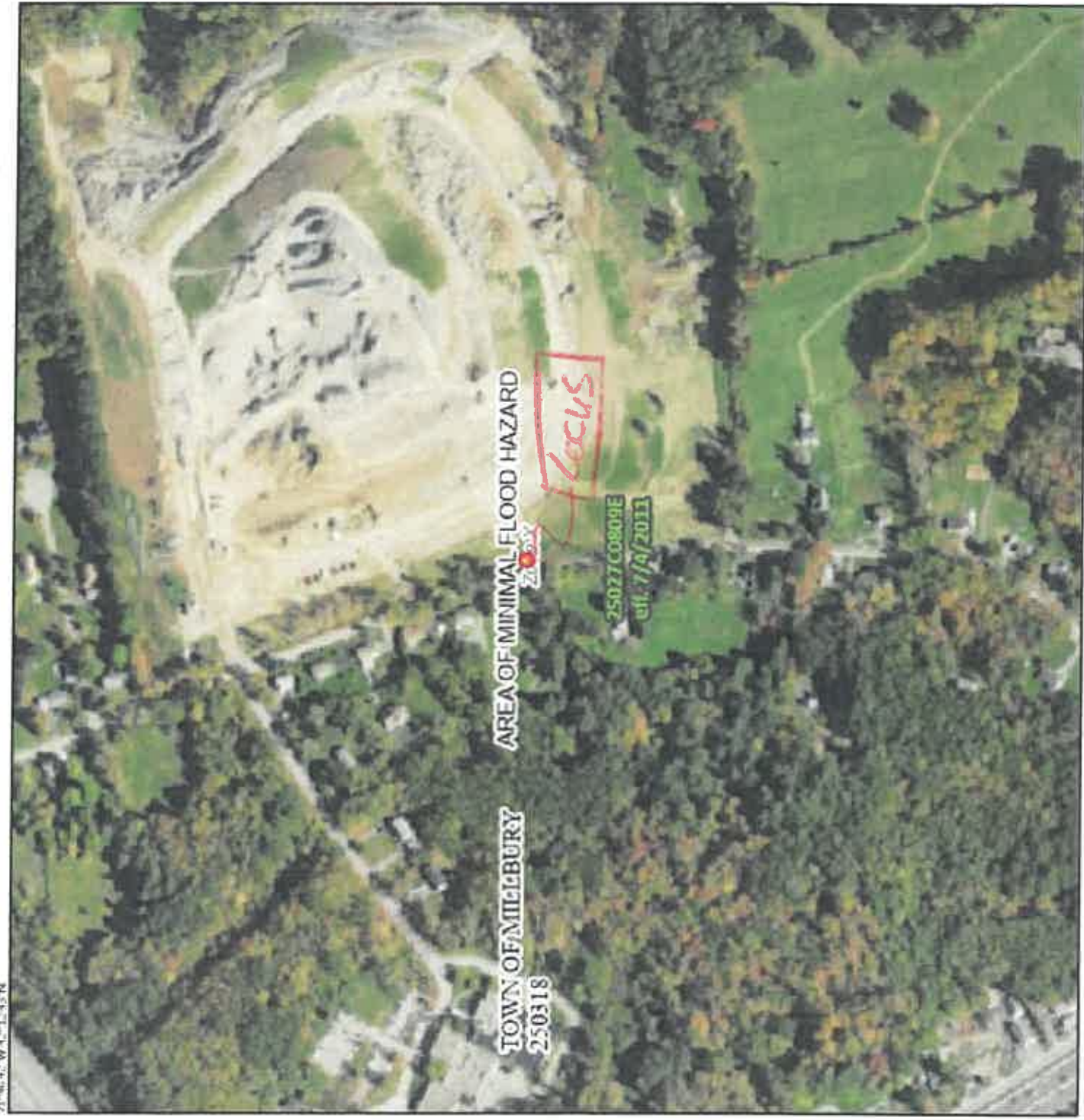


42 01954 -71 78215 LAT LON ▼

# National Flood Hazard Layer FIRMette



21°46'40"W 42°12'57"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°06' 42°12'57"N

## Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FROM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - With 1% Base Flood Elevation (BFE)
  - With 1% Depth
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining area of less than one square mile
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Flood Risk due to levees
  - Area with Flood Risk due to Levees
- OTHER AREAS**
  - Area of Minimal Flood Hazard
  - Effective LOMRs
  - Area of Unprotected Flood Hazard
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Casual Transact
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Casual Transact Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unwrapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL with services provided by FEMA. This map was exported on 12/1/2024 at 6:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number and FIRM effective date. Map images for unmapped and unmaintained areas cannot be used for regulatory purposes.





PH

CESTER

OAKLAND HEIGHTS

60

Worcester  
Ann. 12/24

43 23147 78677